



## Wittonwood Road Frinton-on-Sea, CO13 9LB

Situated inside Frinton's prestigious 'Gates', Sheen's Estate Agents have the pleasure in offering for sale immaculate, TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE. The property boasts from a light and airy feel throughout offering a kitchen/breakfast room, ground floor cloakroom and off street parking. The property is located approximately half a mile from the mainline railway station with it's links to London Liverpool Street, shopping amenities in Connaught Avenue and seafront. It is in the valuer's opinion that an early inspection is highly recommended to avoid disappointment.

- Two Double Bedrooms
- Kitchen/Breakfast Room
- Ground Floor Cloakroom
- First Floor Bathroom
- Inside 'Frinton' Gates
- Off Road Parking
- Secluded Garden
- Close to Frinton Station, Amenities & Seafront
- Council Tax Band - B
- EPC Rating - B



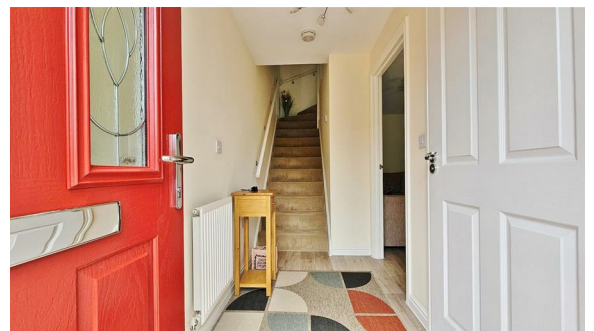
**Price £310,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

### Hall

Stair flight to first floor. LVT flooring. Radiator. Door to:



### Cloakroom

Low level WC. Pedestal wash hand basin. Tiled splashback. LVT flooring. Extractor fan. Radiator. Obscured sealed unit double glazed window to front.



## Lounge

15'1" x 9'1"

Under stairs storage cupboard. LVT flooring. Radiator. Sealed unit double glazed window to side and front. Door to:



## Kitchen/Breakfast Room

12'10" x 8'2"

Fitted with a range of matching fronted units. Wooden rolled edge work surfaces. Inset one and a half stainless bowl sink and drainer unit. Inset four ring gas hob with extractor hood above and electric oven under. Further selection of matching units both at eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Wooden splashback. LVT flooring. Wall mounted combination boiler providing heating and hot water throughout. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed 'French' doors leading to rear garden.



## Landing

Loft access with pull down ladder. Doors to:



## Bedroom One

12'10" x 9'

Built in wardrobe. Radiator. Sealed unit double glazed windows to front.



## Bedroom Two

12'10" x 8'1" max

Radiator. Sealed unit double glazed window to rear.



### Bathroom

White suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Part tiled walls. LVT flooring. Extractor fan. Radiator. Obscured sealed unit double glazed window to side.



### Outside - Rear

Part paved area. Remainder laid to lawn. Sheds to remain. Access to front via side gate. Enclosed by panelled fencing.



### Outside - Front

Block paved driveway providing off street parking. Paved pathway leading to entrance door. Remainder laid to lawn. Beds stocked with flowers. Outside light. Enclosed by picket fencing.



## Material Information - Freehold Property

Tenure:

Council Tax: Tendring District Council; Council Tax Band B ; Payable 2026/2027 £1801.78 Per Annum

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>


Non-Standard Property Features To Note: N/A

## DH/06.26

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

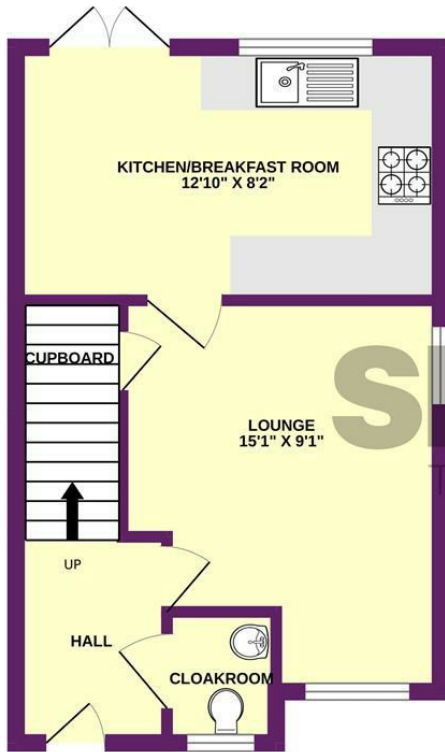
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

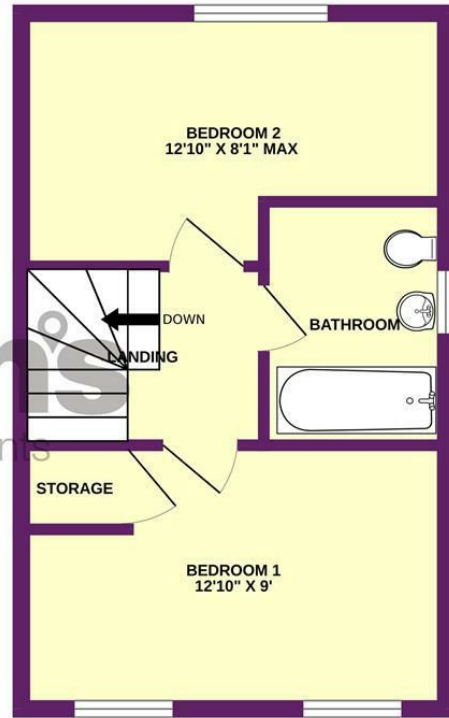


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Selling properties... not promises

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**Sheen's**  
The Action Agents